

Exeter Plan 2021-2041

Publication Stage (Regulation 19)

Representation Form

Ref:

**(For official
use only)**

Name of the Local Plan to which this representation relates: Exeter Plan 2021-2041

Please return to Exeter City Council, Local Plans Team, Paris Street, Exeter, EX1 1JN, upload onto our consultation portal at <https://exeterplanpublication.commonplace.is/> or email to planning.policy@exeter.gov.uk by **11:59 pm** on **6 February 2025**.

This form has two parts:

Part A – Personal Details: Needs to be completed only once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A: Personal details

1. Personal details*

*If an agent is appointed, please complete only the Title, Name and Organisation (if application) boxes below but complete the full contact details of the agent in section 2.

Title	Mr and Mrs
First Name	Tim and Bronwen
Last Name	Oldridge
Job Title (where relevant)	-
Organisation (where relevant)	-
Address Line 1	
Line 2	
Line 3	
Line 4	

Post Code

Telephone number

E-mail address

2. Agent's details if applicable

Title

First Name

Last Name

Job Title (where relevant)

Organisation (where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone number

E-mail address

Part B – Representation

Please use a separate sheet for each representation

3. To which part of the Exeter Plan does this representation relate?

Paragraph	10.4	Policy	NE1 Landscape Setting (Strategic Policy)	Policies Map	LP21
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4. Do you consider that this part of the Exeter Plan is legally compliant?

Yes	YES	No	
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4 (a). If yes, and you wish to support the legal compliance of this part of the Exeter Plan, please use this box to set out your comments.
(Continue on a separate sheet if necessary)

We are Topsham residents and support Exeter Council Policy NE1 - Landscape setting (Strategic Policy) and the protection confers on valued landscapes including the areas which give Exeter a distinctive character and cultural identity.

We further agree wholeheartedly with the Exeter Landscape Sensitivity Assessment of Land Parcel 21. LP21 lies in Topsham Conservation Area which includes fine Grade 2 houses, and also borders (or is very near to) the RSPB nature reserve and the Exe RAMSAR site.

Part of our garden where it adjoins the River Clyst is included within LP21, and any development on LP21 will require transit along a single carriageway section of Elm Grove Road including in front of our house.

We, and many other residents of, and visitors to, Topsham spend significant time in and around LP21 walking, running, cycling, birdwatching and dog-walking.

We understand that developers are considering an application for development of part of LP21 known as “May’s Field”. This would be entirely inappropriate for a number of reasons, including:

1. LP21 is home to a wide variety of wildlife of national interest including birds (hence the presence of the RSPB nature reserve), animals (including otters), insects and flora/hedgerows – some of which are quite rare. Any development within LP21 would cause irreparable damage to the environment and have a detrimental impact on the eco-system
2. Any development within LP21 would inevitably spoil views into, and around, the area and adversely affect the skylines and ridgelines
3. LP21 lies within the Conservation Area and it is hard to see how any development could avoid having ruinous effects on the heritage and character of Topsham and therefore on the wider Exeter area

4. The obvious access road of Elm Grove Road and surrounding roads (Bowling Green Road and Monmouth Street), are tight single-track roads and are used heavily by pedestrians and cyclists of all ages. In many places, these roads do not have pavements

5. These roads form part of the loop around LP21 for residents and visitors. The roads already struggle to accommodate vehicular traffic and Monmouth Street regularly becomes blocked by vehicles. Any housing development in LP21 would cause danger to pedestrians and cyclists, and create traffic havoc for all users

6. Elm Grove Road, the obvious main access road to LP21, as well as being mostly single track at the southern approach to LP21, crosses a narrow bridge over the Exeter to Exmouth railway line. This would constitute a further, significant, bottleneck to increased vehicle flows

7. Any significant building development within LP21 would cause horrendous disruption on the roads into and out of the area for a considerable time

8. Were this part of LP21 be developed, the whole character of this part of the Topsham fringes would significantly change adversely and be much less attractive to recreational visitors. This would likely result in a decline in visitors with a consequential adverse impact on the Topsham economy. It would also discourage people from Topsham, the wider Exeter area and further afield from connecting with the natural environment

For the above reasons, approval of any property development on LP21 would be inappropriate and, in our opinion, contrary to the letter and spirit of Strategic Policy NE1 Landscape Setting Areas (Strategic Policy).

4 (b). If no, please give details of why you consider this part of the Exeter Plan is not legally compliant. Please be as precise as possible.
(Continue on a separate sheet if necessary)

4 (c). Please set out the modification(s) you consider necessary to make this part of the Exeter Plan legally compliant, in respect of any legal compliance matters you have identified at 4(b) above. You will need to say why each modification will make this part of the Exeter Plan legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.
(Continue on a separate sheet if necessary)

5. Do you consider that this part of the Exeter Plan is Sound?

Yes

No

5 (a). If yes, and you wish to support the soundness of this part of the Exeter Plan, please use this box to set out your comments.

(Continue on a separate sheet if necessary)

See above

5 (b). If no, please give details of why you consider this part of the Exeter Plan is unsound. Please be as precise as possible.

(Continue on a separate sheet if necessary)

5 (c). Please set out the modification(s) you consider necessary to make this part of the Exeter Plan sound, in respect of any soundness matters you have identified at 5(b) above.

You will need to say why each modification will make this part of the Exeter Plan sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.

(Continue on a separate sheet if necessary)

6. Do you consider that this part of the Exeter Plan complies with the Duty to Co-operate?

Yes

No

6 (a). If yes, and you wish to support this part of the Exeter Plan's compliance with the duty to co-operate, please use this box to set out your comments.

(Continue on a separate sheet if necessary)

6 (b). If no, please give details of why you consider this part of the Exeter Plan fails to comply with the duty to co-operate. Please be as precise as possible.
(Continue on a separate sheet if necessary)

Please note that non-compliance with the duty to co-operate is incapable of modification at examination.

7. If you would like to make representations on the Sustainability Appraisal (SA) please provide your comments here, stating to which part of the SA your comments relate.
(Continue on a separate sheet if necessary)

8. If you would like to make representations on the Habitats Regulation Assessment (HRA) please provide your comments here, stating to which part of the HRA your comments relate.
(Continue on a separate sheet if necessary)

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

9. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

10. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

(Continue on a separate sheet if necessary)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

For more information on how we use your data – please read our privacy notice at the following website: <https://exeter.gov.uk/media/5750/planning-policy-privacy-notice.pdf>